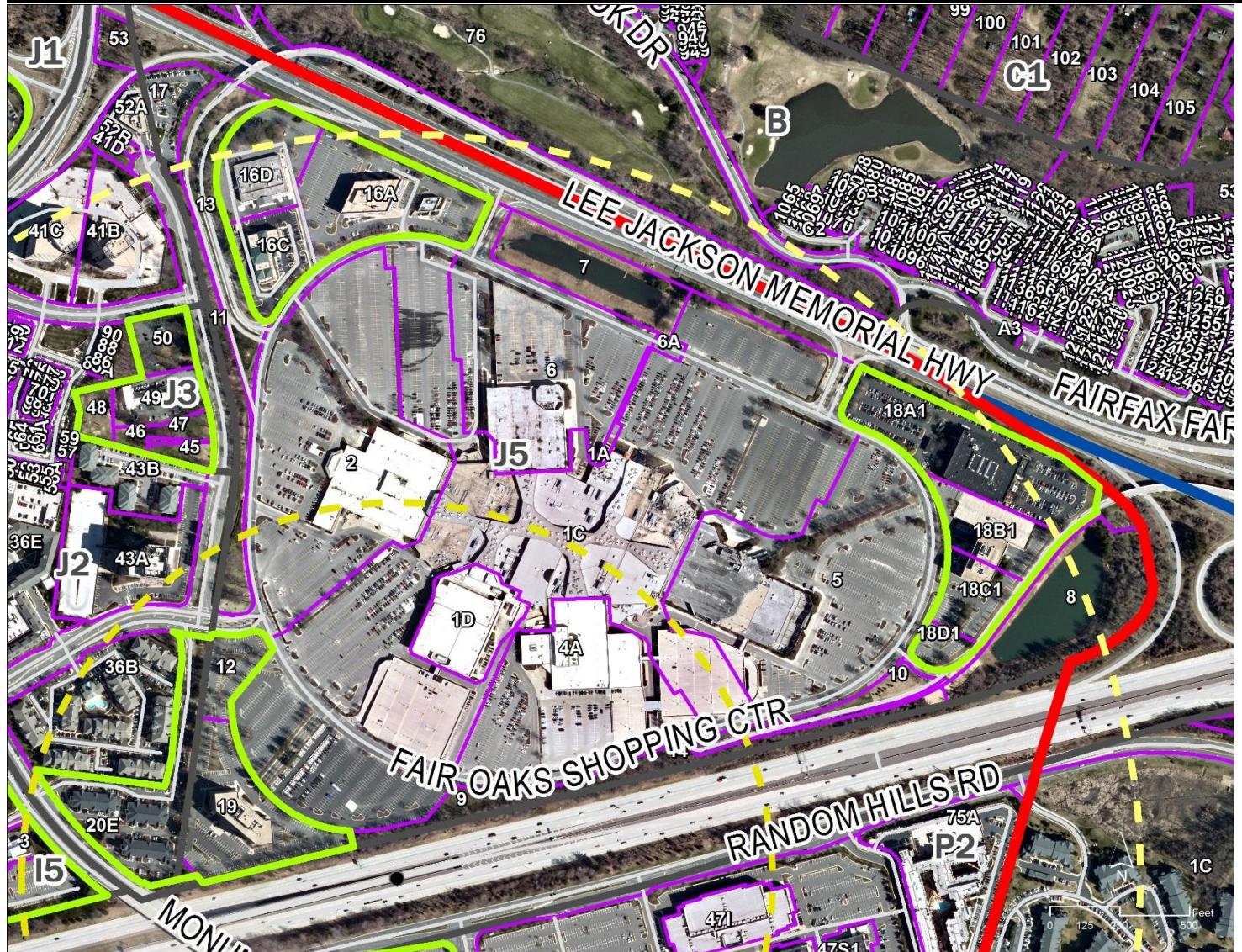


## Fair Oaks Mall area

### Draft Land Use Scenarios

	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned overlay intensity/ density	mid range intensity/ density	mid range level of development (square feet)	percent of mix	high end intensity/ density	high end level of development (square feet)	percent of mix
<b>Mall Parcels</b>										
<b>16A,C,D - total</b>	<b>8.73</b>	<b>0.44</b>	<b>166,461</b>	<b>0.65</b>	<b>0.8</b>	<b>304,223</b>		<b>1</b>	<b>380,279</b>	
office			87,595	mixed use (office, retail, hotel)		87,595	29%		120,862	32%
hotel			50,264			50,264	16%		50,264	13%
retail			28,602			15,211	5%		19,014	5%
residential			-			151,153	50%		190,139	50%
<b>18A1,B1,C1,D1 - total</b>	<b>9.25</b>	<b>0.86</b>	<b>347,808</b>	<b>0.65</b>	<b>0.86</b>	<b>347,808</b>		<b>1.25</b>	<b>503,663</b>	
office			133,728	mixed use (office, retail, hotel)		133,728	38%		133,728	27%
hotel			214,080			214,080	62%		214,080	43%
residential			-			-	0%		155,855	31%
<b>12, 19 - total</b>	<b>5.14</b>	<b>0.72</b>	<b>160,424</b>	<b>0.65</b>	<b>0.72</b>	<b>160,424</b>		<b>3.0</b>	<b>671,695</b>	
<b>hotel parcel - 20E</b>	<b>3.99</b>			<b>1.0</b>				<b>3.0</b>	<b>521,413</b>	
office			160,424	mixed use (office, retail, hotel)		160,424	100%		536,899	45%
retail			-			-	0%		59,655	5%
residential			-			-	0%		596,554	50%



Fairfax Center Area – Core Focus Area

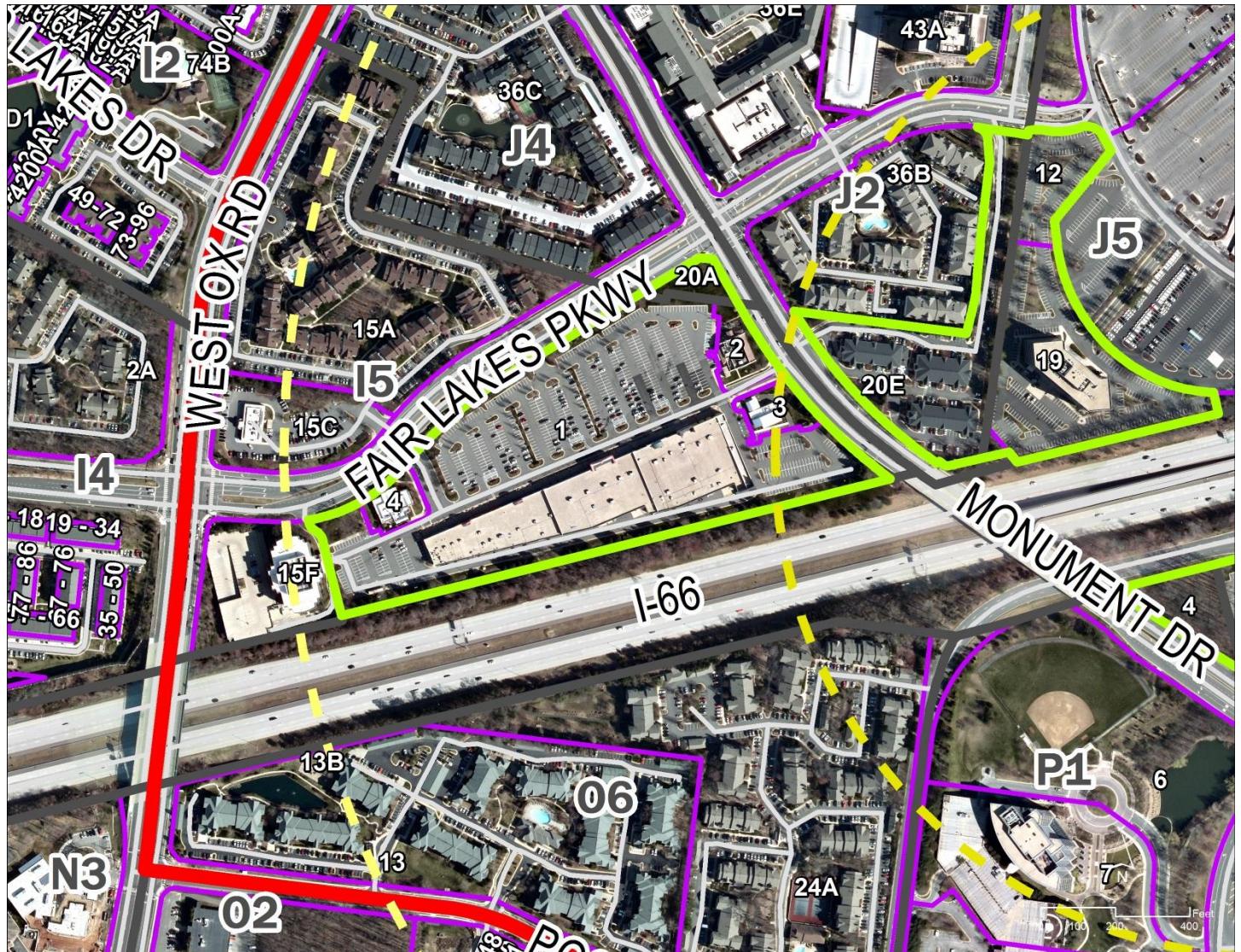
Land Use Scenarios – Draft

1/12/2016

## Fair Lakes Promenade

### Draft Land Use Scenarios

	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned overlay intensity/ density	mid range intensity/ density	mid range level of development (square feet)	percent of mix	high end intensity/ density	high end level of development (square feet)	percent of mix
<b>Fair Lakes Promenade (Parcels 1,2,3,4, 20A)</b>										
total	15.62	0.21	140,999	0.5	1.0	680,407		2.0	1,360,814	
office			-	office mixed use		272,163	40%		544,326	40%
retail			140,999			68,041	10%		136,081	10%
residential			-			340,204	50%		680,407	50%



Fairfax Center Area – Core Focus Area

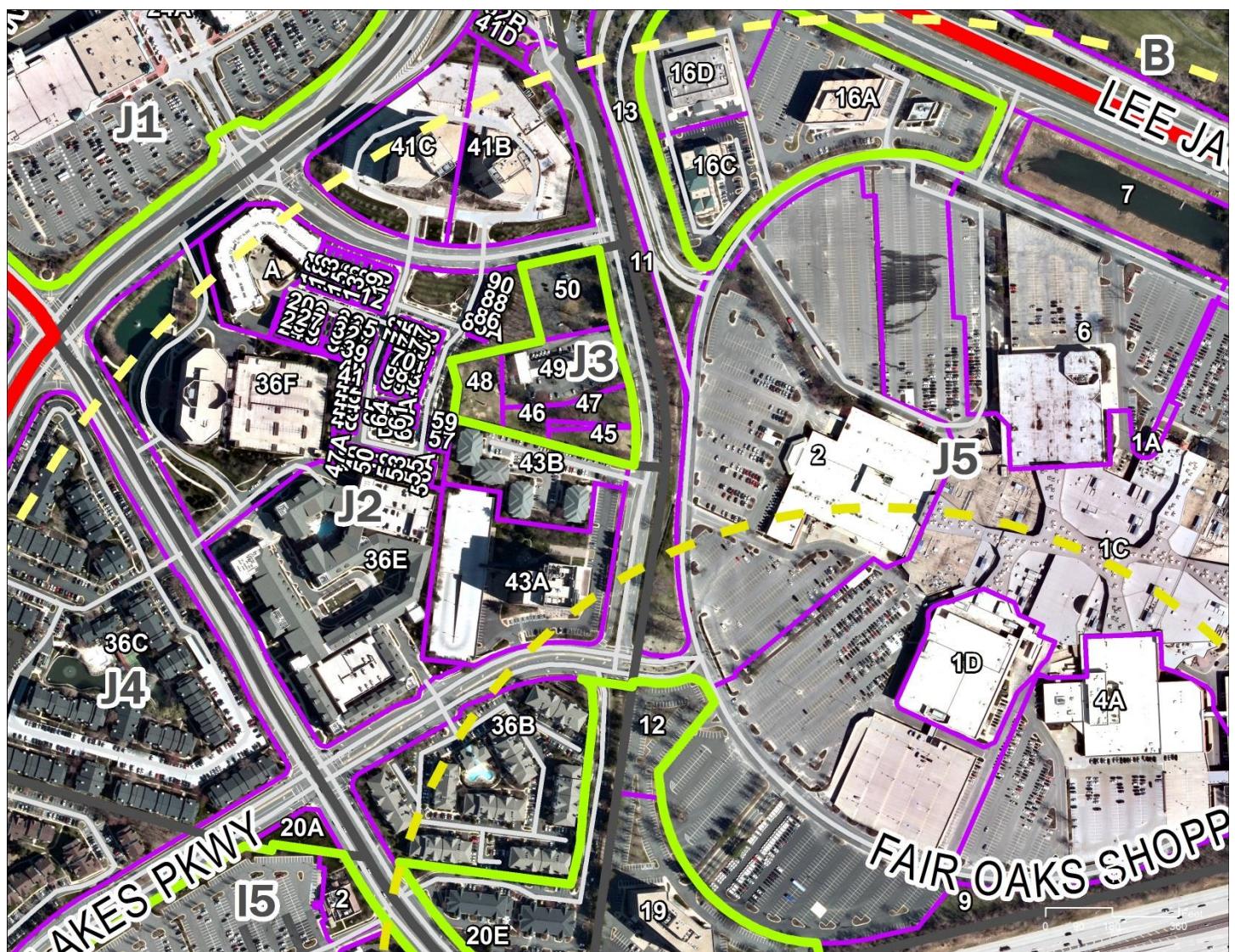
Land Use Scenarios – Draft

1/12/2016

Centrepointe Church

## Draft Land Use Scenarios

	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned overlay intensity/ density	mid range intensity/ density	mid range level of development (square feet)	percent of mix	high end intensity/ density	high end level of development (square feet)	percent of mix
<b>Centrepointe Church</b>										
<b>total</b>	<b>3.84</b>	<b>0.10</b>	<b>16,208</b>		<b>1.0</b>	<b>1.25</b>	<b>209,088</b>		<b>2.5</b>	<b>418,176</b>
office			-	office		-	0%		-	0%
residential			-			209,088	100%		418,176	100%
institutional			16,208			-	0%		-	0%



# Fairfax Center Area – Core Focus Area Land Use Scenarios – Draft 1/12/2016

## Fairfax Corner area

### Draft Land Use Scenarios

	parcel size (acres)	existing intensity/ density	existing development (square feet)	maximum planned overlay intensity/ density	mid range intensity/ density	mid range level of development (square feet)	percent of mix	high end intensity/ density	high end level of development (square feet)	percent of mix
<b>Fairfax Corner Parking Lot</b>										
total	3.82	0	-	0.35				3.0	499,198	
office			-	office mixed use			100%		499,198	100%

